

Our ref: 242-244 Beecroft Road Epping (SSD-31576972)

Mr Brad Delapierre  
The Trustee for The Think Planners Unit Trust  
PO Box W287  
Parramatta NSW 2150

18 November 2022

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**Subject: Response to Submissions for 242-244 Beecroft Road, Epping**

Dear Mr Delapierre,

The exhibition of the development application and environmental impact statement (EIS) for 242-244 Beecroft Road Epping (SSD-31576972) ended on 14 November 2022.

We have placed all submissions on the NSW planning portal at:

[www.planningportal.nsw.gov.au/major-projects/projects](http://www.planningportal.nsw.gov.au/major-projects/projects)

Please note that:

- Parramatta City Council has prepared an outline submission at this stage and will be providing a detailed submission shortly
- a submission from Transport for NSW, including Roads and Maritime Services, is forthcoming.

These comments, once received will be forwarded to you, in addition to any key issues identified by the Department.

We now require a written response to the issues raised in the submissions, including any matters in the forthcoming advice from Parramatta City Council, TfNSW and the Department, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to State Design Review Panel advice in the upcoming session on 14 December 2022, which should be incorporated into the submissions report.

Please lodge your submissions report by 3 February 2023 via the NSW planning portal

<https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Russell Hand, on 8275 1313 or via email at [russell.hand@planning.nsw.gov.au](mailto:russell.hand@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'A Witherdin', with a stylized flourish at the end.

**Anthony Witherdin**

**Director**

**Key Sites Assessments**

as delegate for the Planning Secretary